

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22110

Property Information

property address: 506 N TEXAS AVE

legal description: CITY OF BRYAN, BLOCK 30, LOT 7R & PT ALLEY

owner name/address: HAN, KYU YOL & SUNG HEE

4714 SHOAL CREEK DR

COLLEGE STATION, TX 77845-4409

full business name: Curio Tropical Beauty Salon + Vac Hlth. + a Beauty

land use category: Comm. Retail

type of business: Beauty Salon, Personal Care Store, Vacant

current zoning: C-2

occupancy status: Vac + Vac

lot area (square feet): 23000

frontage along Texas Avenue (feet): 125

lot depth (feet): 183

sq. footage of building: 6044

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 26 # of stories: 2

type of buildings (specify): Concrete

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no 1 Sidewalk curb cut

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: Plastic

overall condition (specify): Clean well-maintained

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 28

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: trees + unkempt grass

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

